



Morgan & Marion Counties

Between Greenwood and Mooresville

11 miles south of Downtown Indianapolis

486[±] acres

OFFERED IN 9 TRACTS FROM 10 TO 110 ACRES

414 TILLABLE ACRES • PRODUCTIVE SOILS

POTENTIAL BUILDING SITES

WOODED ACRES

OLDER HOME WITH FARM BUILDINGS

GOOD ROAD ACCESS

INFORMATION BOOKLET

AUCTION

WEDNESDAY, AUGUST 16TH at 6:00 PM
held at the Morgan County Fairgrounds Auditorium, Martinsville, IN



800-451-2709
SchraderAuction.com

in conjunction with

Site Strategies

ADVISORY, 317-590-6227

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Landers Farms Inc.

Auction Company: Schrader Real Estate and Auction Company, Inc.



Site Strategies Advisory, LLC
54 Monument Circle, Suite 801, Indianapolis, IN 46204
317-237-2271

in conjunction with



SCHRADER REAL ESTATE & AUCTION COMPANY, INC.
P.O. Box 508, 950 N. Liberty Drive, Columbia City, IN 46725
260-244-7606 • 800-451-2709
www.SchraderAuction.com

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP**
- **PLAT MAP**
- **TRACT MAP**
- **FSA MAP**
- **TOPOGRAPHY MAP**
- **SOIL MAP**
- **SURETY SOILS**
- **FARM SERVICE AGENCY INFORMATION**
- **TAX INFORMATION**
- **TITLE COMMITMENT**
- **PHOTOS**

An aerial photograph of a large, rectangular agricultural field, likely a cornfield, with a yellow boundary line. The field is brownish-gold, suggesting it has been harvested or is dormant. In the background, there is a residential area with houses and trees, and a clear blue sky. The text "REGISTRATION FORMS" is overlaid in the center of the field.

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, AUGUST 16, 2017

486 ACRES – MORGAN COUNTY, INDIANA

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Fax # 260-244-4431, no later than Wednesday, August 9, 2017.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
486± Acres • Morgan County, Indiana
Wednesday, August 16, 2017

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, August 16, 2017 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, August 9, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

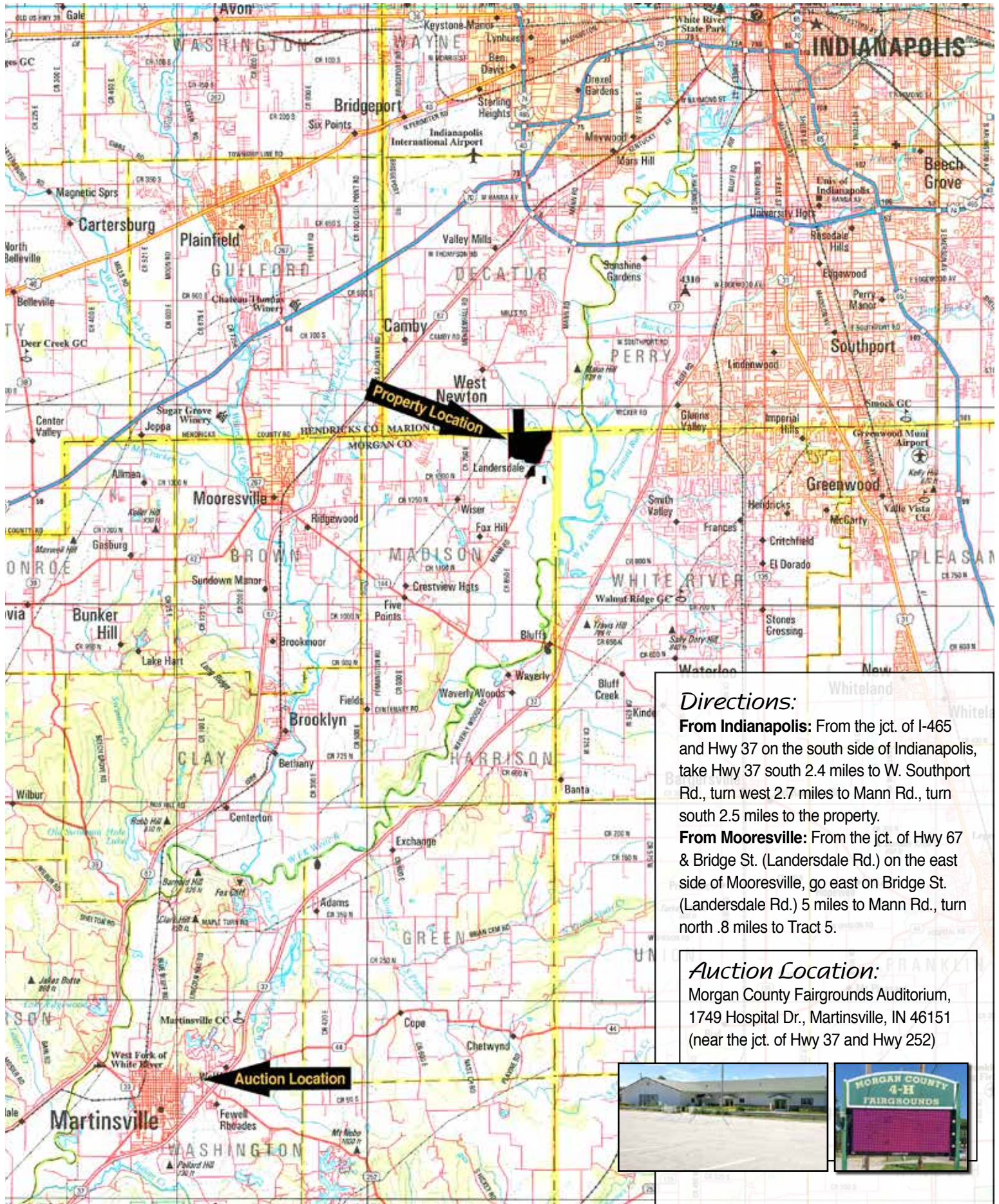
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



MAPS

LOCATION MAP



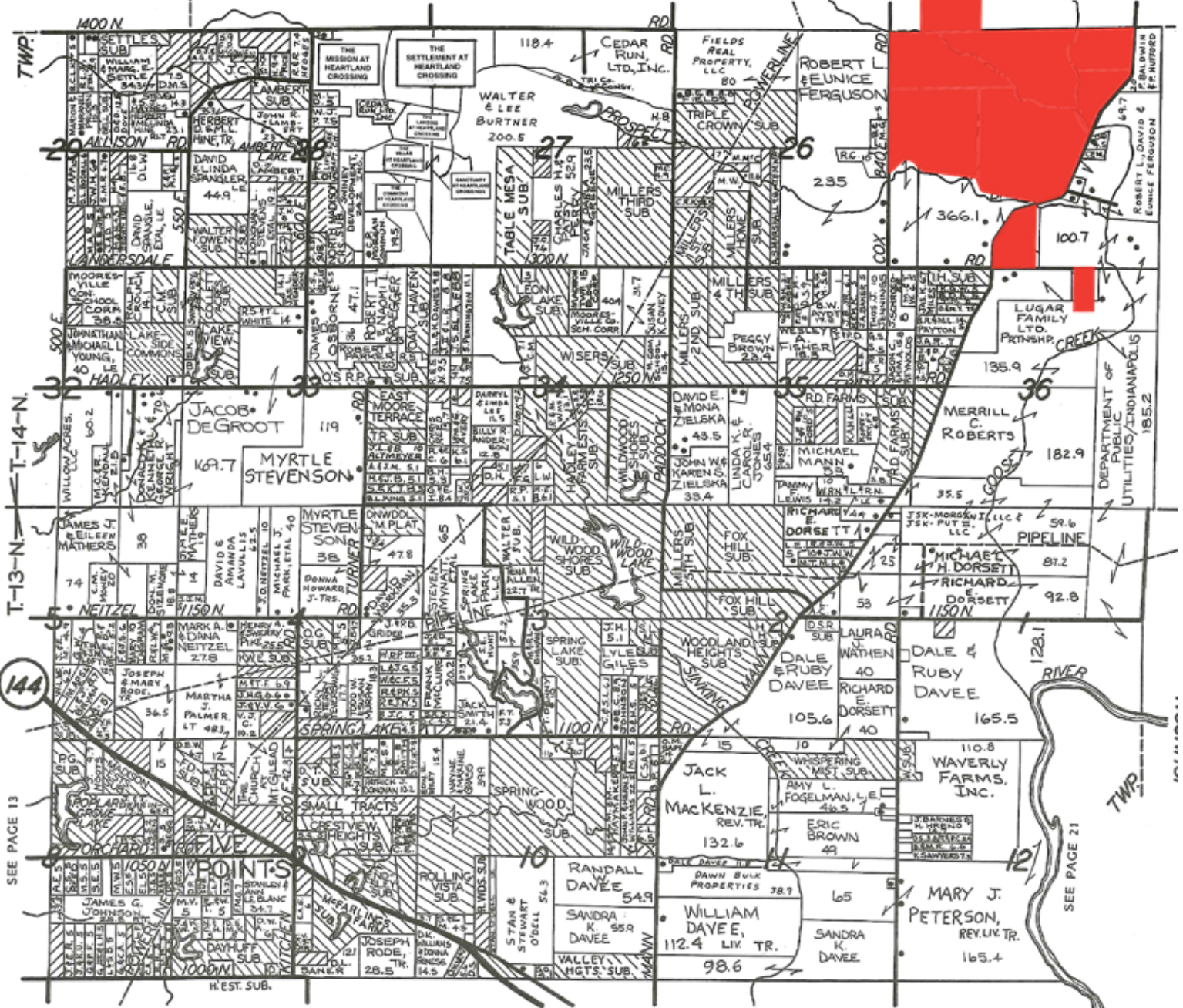
Directions:
From Indianapolis: From the jct. of I-465 and Hwy 37 on the south side of Indianapolis, take Hwy 37 south 2.4 miles to W. Southport Rd., turn west 2.7 miles to Mann Rd., turn south 2.5 miles to the property.
From Mooresville: From the jct. of Hwy 67 & Bridge St. (Landersdale Rd.) on the east side of Mooresville, go east on Bridge St. (Landersdale Rd.) 5 miles to Mann Rd., turn north .8 miles to Tract 5.

Auction Location:
Morgan County Fairgrounds Auditorium,
1749 Hospital Dr., Martinsville, IN 46151
(near the jct. of Hwy 37 and Hwy 252)

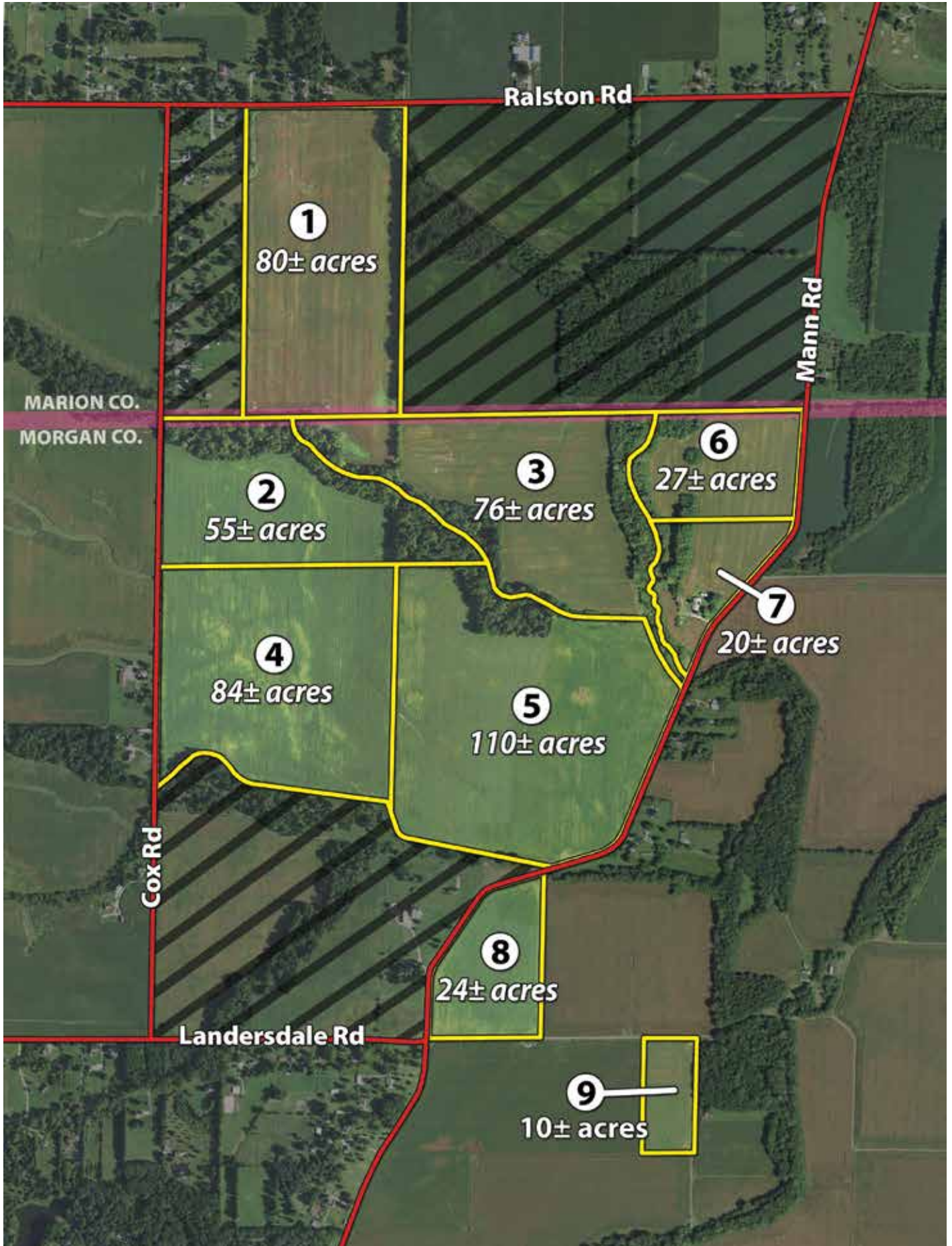


PLAT MAP

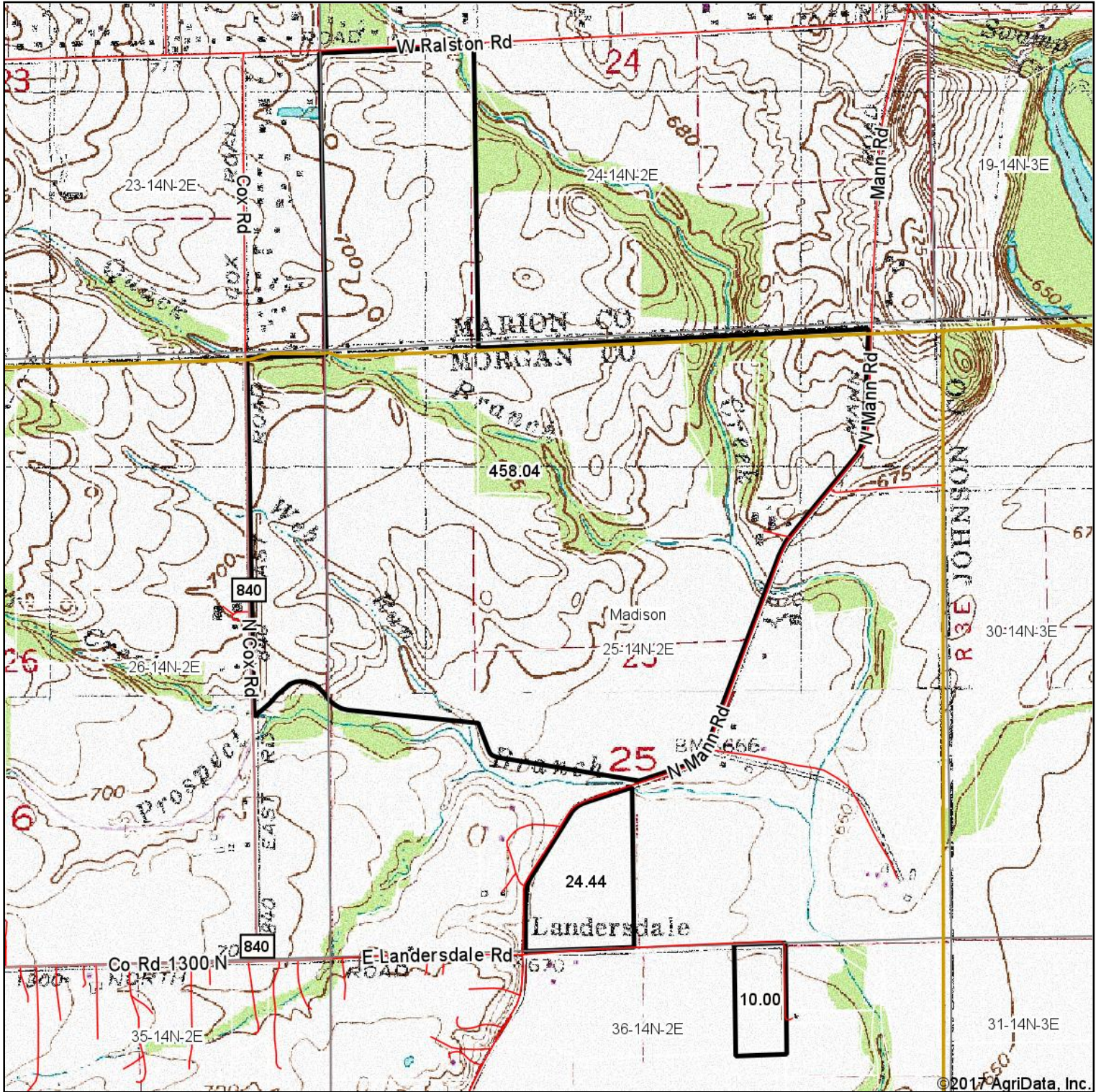
HENDRICKS CTY. MARION



TRACT MAP



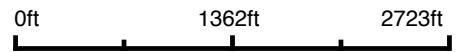
TOPOGRAPHY MAP



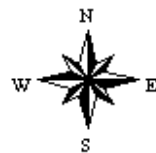
©2017 AgriData, Inc.



map center: 39° 37' 42.52, -86° 15' 43.57



25-14N-2E
Morgan County
Indiana

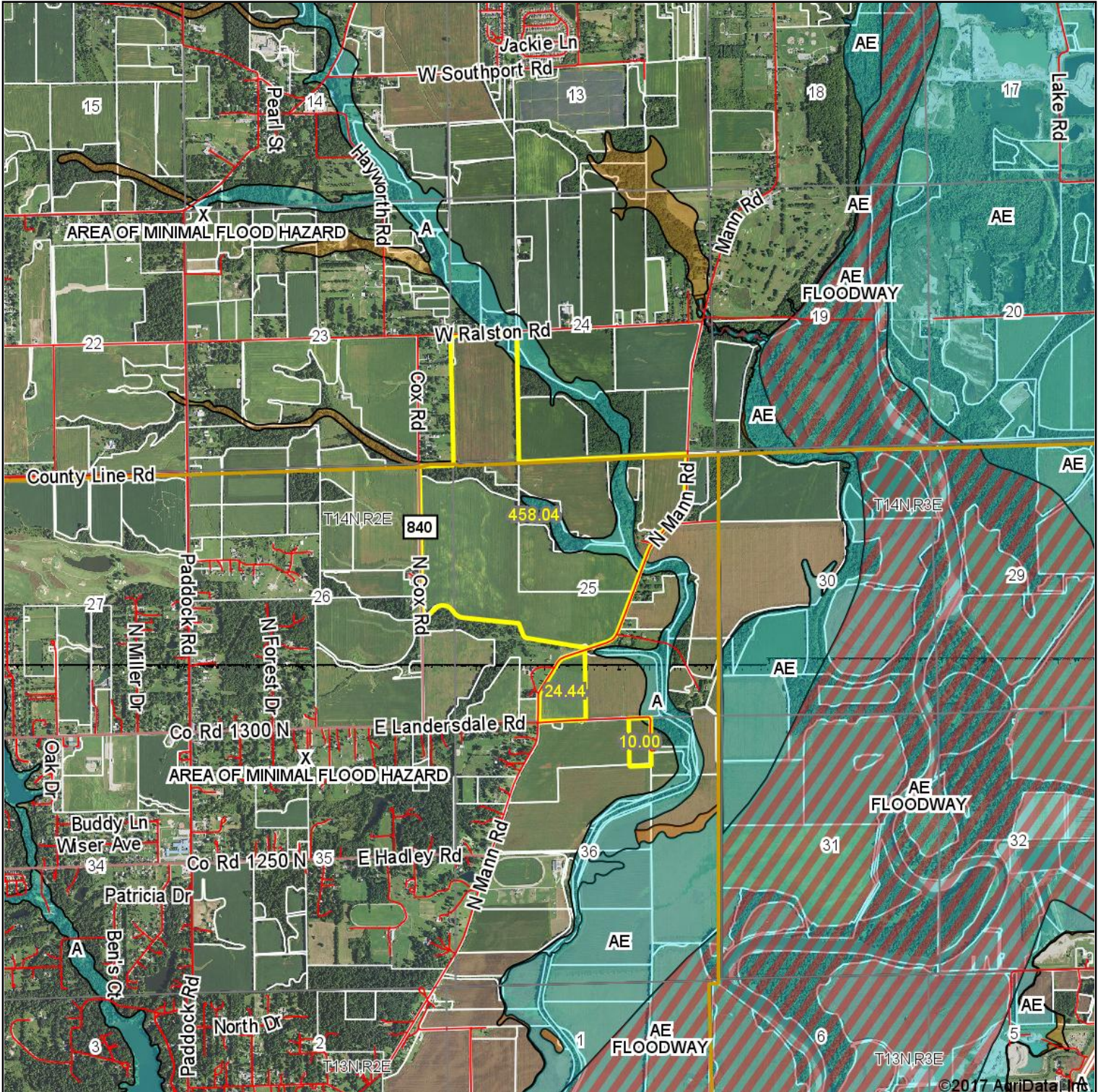


4/21/2017



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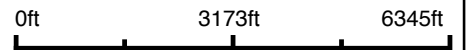
FLOOD ZONE MAP



©2017 AgriData, Inc.

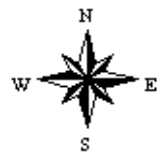


map center: 39° 37' 42.5, -86° 15' 43.52



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25-14N-2E
Morgan County
Indiana



4/21/2017



**FARM SERVICE AGENCY
INFORMATION,
TAX STATEMENTS,
MAINTENANCE SHEETS**

FARM SERVICE AGENCY INFORMATION

Morgan
Indiana

United States Department of Agriculture
Farm Service Agency

Date: 06/08/2017
Page: 1

2015 Agriculture Risk Coverage Program - County Payment History Report - Summary Level

Producer DAVEE, ROGER
Business Individual

Date	State/ County	Payment Entity / Member Name	Payment ID Number	Business Application/ Type	Contract/ Farm	Commodity/ Payment Type	Transaction Type	Total Reduction Amount	Net Payment
10/04/2016	18/109	DAVEE, ROGER	50371332	00	4627	Corn	Payment	\$1,468	\$20,121
10/04/2016	18/109	DAVEE, ROGER	50371332	00	4627	Soybeans	Payment	\$211	\$2,893
10/04/2016	18/109	DAVEE, ROGER	50371332	00	4627	Wheat	Payment	\$14	\$198

23,212

* Name may have changed due to a customer merge.

Disclaimer - The Net Payment may have had factors applied due to sequestration.

FOR INTERNAL USE ONLY

FARM SERVICE AGENCY INFORMATION

INDIANA
MORGAN
Form: FSA-156EZ



FARM : 4627
Prepared : Jun 8, 2017
Crop Year : 2017

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ROGER DAVEE
Farms Associated with Operator : 18-109-3605, 18-109-4627
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
599.36	483.97	483.97	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	483.97	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	6.20	0.00	0	53	
Corn	331.10	0.00	0	106	
Soybeans	141.80	0.00	0	41	
TOTAL	479.10	0.00			

NOTES

Tract Number : 2645
Description : N1/2B
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LANDERS FARM
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
183.18	137.61	137.61	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	137.61	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	128.20	0.00	0	106
Soybeans	8.20	0.00	0	41
TOTAL	136.40	0.00		

NOTES

FARM SERVICE AGENCY INFORMATION

INDIANA
MORGAN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4627
Prepared : Jun 8, 2017
Crop Year : 2017

Tract Number : 9757
Description : N1
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LANDERS FARM
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
416.18	346.36	346.36	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	346.36	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	6.20	0.00	0	53
Corn	202.90	0.00	0	106
Soybeans	133.60	0.00	0	41
TOTAL	342.70	0.00		

NOTES

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 890-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

FARM SERVICE AGENCY INFORMATION

USDA Farm 4627 Tract 2645
Administered by: Morgan County, Indiana

2017 Certification map prepared on: 4/24/2017

183.18 Tract acres
137.61 Cropland acres
0 CRP acres

CRP
 CU

Wetland Determination Identifiers:
 Restricted Use
 Limited Restrictions *Morgan Co., IN*
 Exempt from Conservation Compliance



Source: Primarily USDA NAIP 2016 imagery (2015 U/Oh), DMS or Dynamic roads, FSA data 2017-04-23 07:31:01

Crops are non-irrigated, intended use is grain, and types are YEU (corn), COM (soybeans), and SRW (wheat) unless noted.



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	52.97	N	2				Y
Date:							
Shares:							
2	3.19	H	2				Y
Date:							
Shares:							
3	26.7	H	2				Y
Date:							
Shares:							
4	54.75	N	2				Y
Date:							
Shares:							
6	18.64	U	2				N
Date:							
Shares:							
8	12.72	U	2				N
Date:							
Shares:							
9	14.21	U	10				N
Date:							
Shares:							

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

FARM SERVICE AGENCY INFORMATION

USDA Farm 4627 Tract 9757

2017 Certification map prepared on: 4/24/2017

Administered by: Morgan County, Indiana

CRP

CLU *Morgan Co., IN*



416.18 Tract acres

346.36 Cropland acres

0 CRP acres

Wetland Determination Identifiers:

● Restricted Use

▽ Limited Restrictions

Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2017-04-23 07:31:01

Crops are non-irrigated, intended use is grain and types are YEL (corn), COM (soybeans), and SRW (wheat), unless noted

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	82.73	H	2					Y
Date:								
Shares:								
2	169.85	N	2					Y
Date:								
Shares:								
3	45.22	N	2					Y
Date:								
Shares:								
4	20.54	H	2					Y
Date:								
Shares:								
5	24.12	N	2					Y
Date:								
Shares:								
7	3.9	H	2					Y
Date:								
Shares:								
10	13.99	U	2					N
Date:								
Shares:								
11	3.09	H	10					N
Date:								
Shares:								
13	48.18	U	2					N
Date:								
Shares:								
14	1.57	U	2					N
Date:								
Shares:								
15	2.99	U	10					N
Date:								
Shares:								



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

FARM SERVICE AGENCY INFORMATION

Producer Farm Data Report

Date: 6/8/17 8:23 AM

Crop Year: 2017

Page: 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Producer Name and Address

Recording County Office Name

LANDERS FARM
13080 N MANN RD
CAMBY IN 46113-8529

Morgan, Indiana

Telephone: None

Number of Farms	Number of Tracts	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland					
1	2	599.36	483.97	483.97	0.0	483.97					
State & County	Farm	Tract	Relationship to Farm Tract	Producer	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	HEL Code	Wetland Code
Morgan, IN	4627	2645	Owner	LANDERS FARM	183.19	137.61	137.61	0.0	137.61	SA	DNC
		9757	Owner	LANDERS FARM	416.18	346.36	346.36	0.0	346.36	SA	DNC

HEL Codes	SA = HEL: Sys Applied SNA = HEL: Sys Not Applied	SNR = HEL: Sys Not Required 2YR = HEL: 2-yr Implement	DNC = Determination Not Complete N = Not HEL	Wetland Codes	WL = Wetland N = No Wetland	DNC = Determination Not Complete
------------------	---	--	---	----------------------	--------------------------------	----------------------------------

MARION COUNTY PROPERTY CARD

Parcel Number 2001470	Ownership Name LANDERS FARM INC C/O SALLY FOWLER TREASURER	Transfer of Ownership Date	Year 2016	Card 1 Valid	Amount Type
County Marion, IN	Township DECATUR	Grantor			
Corporation					
District					
Plat					
Map 0000000000	Address 35 CONOMO POINT RD ESSEX, MA 01929-1040				
Alt Parcel 49-13-24-103-001.000-200					
Property Class 100					
Tax District 200					
Neighborhood 222269-metes and bounds e					

VALUATION RECORD		2016	2015	2014
Account 2486862	Assessment Year			
Book	Reason for Change			
Legal W1/2 SW1/4 EX HWY S24 T14 R2 79.889ACPG 976-978	Land	167,300	175,000	175,000
	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	167,300	175,000	175,000
	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	0	0	0
	Total Assessed Value:	167,300	175,000	175,000

VACANT AGRICULTURAL-100 PRINTED FROM MARION COUNTY, INDIANA

LAND DATA AND COMPUTATIONS										
Land Type	Soil I.D.	Measured Acreage	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value	Parcel Acreage	Other
4	Sh	4.293	1.11	1960.00	2176.00	9340		9340	81 Legal Drain NV [-]	79.889
4	We	18.867	1.19	1960.00	2332.00	44000		44010	82 Public Roads NV [-]	0.000
4	MgB2	19.823	0.98	1960.00	1921.00	38080		38080	83 UT Towers NV [-]	0.000
4	MgA	23.508	1.02	1960.00	1999.00	46990		47000	89 Homeste(s) [-]	0.000
4	Wh	10.066	1.11	1960.00	2176.00	21900		21900	92 Ag Excess [-]	0.000
									TOTAL ACRES FARMLAND	79.889
									True Tax Value	160330
									Measured Acreage	76.557
									Average Farmland Value / Acre	2094.00
									VALUE OF FARMLAND	167290
									Classified Land Total	0
									TOTAL FARMLAND/CLASS LAND VALUE	167300
									Homeste(s) Value	[+] 0
									92 Ag Excess Value	[+] 0
									TOTAL TRUE TAX LAND VALUE	167300
									Measured Acreage	76.56
									Total Land Value	160300

Property Sub Class: Memorandum

LAND TYPE CODES

F	Front/Lot	5	Non-Tillable Land
R	Rear/Lot	6	Woodland
1	Comm. Ind. Land	7	Other Farmland
11	Primary	71	FarmBuildings
12	Secondary	72	Water
13	Undeveloped usable	73	Wetlands
14	Undeveloped	8	Ag Support Land
2	Classified Land	81	Legal Ditch
3	Undeveloped Land	82	Public Road
4	Tillable Land	83	Utility Trans. Tower
41	Flooded Occasionally	9	Ag Support Land
42	Flooded Severely	91	Res Excess Acres
43	Farmed Wetlands	92	Ag Excess Acres

MARION COUNTY PROPERTY CARD

Parcel Number 2001470	Sketch	Value Adjustment / Exterior Features
	Agriculture Card 1	Value Adjustments Exterior Features

Occupancy	Story Height	Attic	Bsm't Crawl	
1 <input type="checkbox"/> Single Family	1 <input type="checkbox"/> Other	0 <input checked="" type="checkbox"/> None	0 <input checked="" type="checkbox"/> None	
2 <input type="checkbox"/> Duplex	2 <input type="checkbox"/> Bi-level	1 <input type="checkbox"/> Unfin	1 <input type="checkbox"/> 1/4	
3 <input type="checkbox"/> Triplex	3 <input type="checkbox"/> Tri-level	2 <input type="checkbox"/> 1/2 Fin	2 <input type="checkbox"/> 1/2	
4 <input type="checkbox"/> 4-6 Family	4 <input type="checkbox"/> 3/4 Fin	3 <input type="checkbox"/> 3/4 Fin	3 <input type="checkbox"/> 3/4	
5 <input type="checkbox"/> M home	5 <input type="checkbox"/> Full	4 <input type="checkbox"/> Full	4 <input type="checkbox"/> Full	
6 <input type="checkbox"/> Row Type				
Construction	Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.				
2 Stucco				
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete		Attic		
7 Brick		Basement		
8 Stone		Crawl		
9 Frame w/Masonry				
Roofing	Total Base			
Asphalt Shingles				
Slate or Tile				
Metal				
Floors	Row-Type Adjustment			
Earth				
Slab				
Sub & Joists	sq.ft. SUB-TOTAL			
Wood	Full Unfin Interior (-)			
Parquet	Half Unfin Interior (-)			
Tile	Extra Living Units (+)			
Carpet	Rec. Room (+)			
Linoleum	Fireplace (+)			
Unfinished	Loft (+)			
Interior Finish	No Heat (-)			
Plaster/Dry Wall	Air Conditioning (+)			
Paneling	No Electricity (-/+)			
Fiberboard	Plumbing			
Unfinished	TF: 5 - 5			
Accommodations	Specialty Plumbing (+)			
Total # Rooms	Sub-Total One Unit			
Bedrooms	Sub-Total 1 Unit(s)			
Family Room	Garages			
Formal Dining Room	Integral (-)			
Rec Room Type	Attached Garage (+)			
Fireplace	Attached Carport (+)			
Metal Openings	Basement (-)			
Heating / Air Conditioning	Exterior Features			
Hot Water or Steam	Special Features			
Heat Pump	Sub-Total			
Gravity/Wall/Space	Grade and Design			
Central Air Cond.	Location Multiplier			
Full Baths	Replacement Cost			
Half Baths	REMODELING & MODERNIZATION			
Kitchen Sink	Amount			
Water Heater	Date			
Extra fixtures	Exterior			
Total	Interior			
No Plumb/Wtr Only	Bath Facilities			
	Kitchen			
	Plumbing System			
	Heating System			
	Electrical System			
	Extensions			

SUMMARY OF IMPROVEMENTS												
Use	Ht.	Const Type	Grid	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size of Area	LCM	No. Un.
Plumbing												
Specialty Plumbing												
Sub-Total One Unit												
Sub-Total 1 Unit(s)												
Garages												
Integral												
Attached Garage												
Attached Carport												
Basement												
Exterior Features												
Special Features												
Sub-Total												
Grade and Design												
Location Multiplier												
Replacement Cost												
REMODELING & MODERNIZATION												
Amount												
Date												
Exterior												
Interior												
Kitchen												
Bath Facilities												
Plumbing System												
Heating System												
Electrical System												
Extensions												
Total												
No Plumb/Wtr Only												
Card Improvement Total												
Total Improvement Value												

TAX STATEMENT, MAINTENANCE SHEET - Parts of Tracts 2, 3, & 4

Detach and return coupon with 1st Installment payment

2017 - Morgan County - 1st Installment

Deeded Owner: Landers Farms Inc

Printed: 6/8/2017

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 80.00

Location Address: N Cox Rd
Camby IN 46113

Delinquent after: **May 10, 2017**
Property Taxes Due: \$686.08
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$686.08

1st INSTALLMENT - A

STATE PARCEL NUMBER: 55-02-25-100-001.000-015



+00055201601998619211

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Pay On Or Before
May 10, 2017 **\$0.00**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

0000552016019986192101000000000007

Detach and return coupon with 2nd Installment payment

2017 - Morgan County - 2nd Installment

Deeded Owner: Landers Farms Inc

Printed: 6/8/2017

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 80.00

Location Address: N Cox Rd
Camby IN 46113

Delinquent after: **November 13, 2017**
Property Taxes Due: \$686.08
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 55-02-25-100-001.000-015



+00055201601998619212

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Pay On Or Before
November 13, 2017 **\$686.08**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

00005520160199861921020000000686080

LEGAL DESCRIPTION: S25 T14 R2E W NW 80 A

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: Landers Farms Inc

PROPERTY NUMBER 55-02-25-100-001.000-015

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.

For Questions Concerning Tax Amounts, Please call the County Treasurer's office at 765-342-1048

Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.

Pay by phone: 1-877-690-3729 Jurisdiction Code 2405. Pay online: enoticesonline.com/index.php/mor

Phone/online payments subject to processing fee.

Payments accepted at First Merchants Bank Mooresville & Morgantown - must have tax bill

NO STILL DUE NOTICES WILL BE SENT SHOWING ANY UNPAID TAX OR PENALTY

To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon. To ensure prompt posting of your tax payment, please detach and return the payment coupon with your check.

Thank you for your cooperation

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.

TAX STATEMENT, MAINTENANCE SHEET - Parts of Tracts 2, 3, & 4

June 8, 2017
10:58 AM

Real Property Maintenance Report (INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

Real PM Report
Page 1 of 1

Morgan

2016 Pay 2017

Owner: Landers Farms Inc
Owner Party: Landers Farms Inc
Address: 35 Conomo Point Rd Essex, MA 01929 USA
Location Address: N Cox Rd Camby, IN 46113
Property Number: 55-02-25-100-001.000-015
Property Type: Real
Map Number: 055-02-25-100-001-000
Tax Set: 015-MADISON TOWNSHIP
Property Class: 100 Ag - Vacant lot
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:
Neighborhood:
No. Of Households: 0
TIF District:
Base AV: 0
Base Res AV: 0
Incremental AV: 0
Tax Rate: 01.3245
PTRC All AV: 28,7494
PTRC 1% AV: 04,3257
PTRC 2% AV: 00,0000
PTRC 3% AV: 00,0000
PTRC Residential AV: 00,0000
Under Appeal Value: 0
PTRC Homestead AV: 00,0000
PTRC Rental AV: 00,0000
CB Homestead: 01,0000
CB Res LTC Ag: 02,0000
CB Non HS and Pers: 03,0000
CB Over 65: 102,0000

Location Description:

Brief legal Description: S25 T14 R2 E W NW 80 A.

Not intended for legal purposes

Assessments:	0	Homestead Improv	0	Homestead Land	0	Non-Homestead Land	0	Commercial Apt Improv	0	Long Term Care Improv	0	Mobile Home Land	145400	Non-res Improv	0	Total Assessed:	145,400	Net Assessed:	145,400
Homestead Land	0	Homestead Improv	0	Non-Homestead Land	0	Commercial Apt Improv	0	Long Term Care Improv	0	Mobile Home Land	145400	Non-res Improv	0	Total Assessed:	145,400	Net Assessed:	145,400		

Surplus Payment: 0.00
Advance Payment: 0.00
Over Payment: 0.00

Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
MADISON TOWNSHIP	1st Installment Tax	686.08	0.00
	2nd Installment Tax	686.08	686.08
		1,372.16	686.08

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
	0	0

TAX STATEMENT, MAINTENANCE SHEET - Part of Tracts 2, 3, 5, & all of 6 & 7

Detach and return coupon with 1st installment payment

2017 - Morgan County - 1st Installment

Deeded Owner: Landers Farms Inc

Printed: 6/8/2017

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 185.03

Location Address: 13708 N Mann Rd
Camby IN 46113

Delinquent after: **May 10, 2017**
Property Taxes Due: \$1,908.19
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$1,908.19

1st INSTALLMENT - A

STATE PARCEL NUMBER: 55-02-25-200-001.000-015



00055201603931266871

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Pay On Or Before
May 10, 2017 **\$0.00**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

0000552016039312668701000000000000

Detach and return coupon with 2nd installment payment

2017 - Morgan County - 2nd Installment

Deeded Owner: Landers Farms Inc

Printed: 6/8/2017

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 185.03

Location Address: 13708 N Mann Rd
Camby IN 46113

Delinquent after: **November 13, 2017**
Property Taxes Due: \$1,908.19
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 55-02-25-200-001.000-015



00055201603931266872

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Pay On Or Before
November 13, 2017 **\$1,908.19**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

00005520160393126687020000001908194

LEGAL DESCRIPTION: S25 T14 R2E E NW 185.029 A.

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: Landers Farms Inc

PROPERTY NUMBER 55-02-25-200-001.000-015

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.

For Questions Concerning Tax Amounts, Please call the County Treasurer's office at 765-342-1048

Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.

Pay by phone: 1-877-690-3729 Jurisdiction Code 2405. Pay online: enoticesonline.com/index.php/mor

Phone/online payments subject to processing fee.

Payments accepted at First Merchants Bank Mooresville & Morgantown - must have tax bill

NO STILL DUE NOTICES WILL BE SENT SHOWING ANY UNPAID TAX OR PENALTY

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Thank you for your cooperation

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.

TAX STATEMENT, MAINTENANCE SHEET - Part of Tracts 2, 3, 5, & all of 6 & 7

Real Property Maintenance Report (INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

June 8, 2017
10:59 AM

Morgan
2016 Pay 2017

Owner: Landers Farms Inc
Owner Party: Landers Farms Inc
Address: 35 Conomo Point Rd Essex, MA 01929 USA
Location Address: 13708 N Mann Rd Camby, IN 46113
QQSec: 2E **QSec:** 25 **Sec:** 14 **Township:** 14
Range: 2E **Acres:** 185.029 **Block:** **Plat:** **Sub Division:**
Sub Sec: **Lot:** **Sub Lot:**

Location Description: S25 T14 R2E E NW 185.029 A.
Brief legal Description: Not intended for legal purposes
Property Number: 55-02-25-200-001.000-015
Property Type: Real
Map Number: 055-02-25-200-001-000
Tax Set: 015-MADISON TOWNSHIP
Property Class: 101 Cash grain/general farm
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:
Neighborhood:
No. Of Households: 0
TIF District: 0
Base AV: 0
Base Res AV: 0 **Under Appeal Value:**
Incremental AV: 0

Assessments:	0	Homestead Improv	0	0
Homestead Land	0	Homestead Improv	0	0
NonHomestead Land	48,200	NonHomestead Improv	54,500	0
Commercial Apt Land	0	Commercial Apt Improv	0	0
Long Term Care Land	0	Long Term Care Improv	0	0
Agricultural Land	284000	Mobile Home Land	17,700	0
Non-res Land	0	Non-res Improv	404,400	0
Total Assessed:			404,400	
Net Assessed:			404,400	

Surplus Payment: 0.00 **Over Payment:** 0.00
Advance Payment: 0.00

Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
MADISON TOWNSHIP	1st Installment Tax	1,908.19	0.00
	2nd Installment Tax	1,908.19	1,908.19
		3,816.38	1,908.19

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
		0

TAX STATEMENT, MAINTENANCE SHEET - Parts of Tracts 4, 5 & 8

Detach and return coupon with 1st installment payment

2017 - Morgan County - 1st Installment

Deeded Owner: Landers Farms Inc

Printed: 6/8/2017

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 160.00

Location Address: 13080 N Mann Rd
Camby IN 46113

Delinquent after: **May 10, 2017**
Property Taxes Due: \$2,153.56
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$2,153.56

1st INSTALLMENT - A

STATE PARCEL NUMBER: 55-02-25-300-001.000-015



40055201612260662541

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Pay On Or Before
May 10, 2017 **\$0.00**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

0000552016122606625401000000000001

Detach and return coupon with 2nd installment payment

2017 - Morgan County - 2nd Installment

Deeded Owner: Landers Farms Inc

Printed: 6/8/2017

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 160.00

Location Address: 13080 N Mann Rd
Camby IN 46113

Delinquent after: **November 13, 2017**
Property Taxes Due: \$2,153.56
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$2,153.56

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 55-02-25-300-001.000-015



40055201612260662542

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Pay On Or Before
November 13, 2017 **\$0.00**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

0000552016122606625402000000000000

LEGAL DESCRIPTION: S25 T14 R2E SW 160 A.

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: Landers Farms Inc

PROPERTY NUMBER 55-02-25-300-001.000-015

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

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For Questions Concerning Tax Amounts, Please call the County Treasurer's office at 765-342-1048

Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.

Pay by phone: 1-877-690-3729 Jurisdiction Code 2405. Pay online: enoticesonline.com/index.php/mor

Phone/online payments subject to processing fee.

Payments accepted at First Merchants Bank Mooresville & Morgantown - must have tax bill

NO STILL DUE NOTICES WILL BE SENT SHOWING ANY UNPAID TAX OR PENALTY

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TAX STATEMENT, MAINTENANCE SHEET - Parts of Tracts 4, 5 & 8

June 8, 2017
10:59 AM

Real Property Maintenance Report (INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

Real PM. Report
Page 1 of 1

Morgan

2016 Pay 2017

Owner: Landers Farms Inc
Owner Party: Landers Farms Inc
Address: 35 Conomo Point Rd Essex, MA 01929 USA
Location Address: 13080 N Mann Rd Camby, IN 46113
QQSec: 2E **QSec:** 25 **Township:** 14
Range: 2E **Acres:** 160 **Block:** **Plat:**
Sub Sec: **Lot:** **Sub Lot:** **Sub Division:**
Property Number: 55-02-25-300-001.000-015
Property Type: Real
Map Number: 055-02-25-300-001-000
Tax Set: 015-MADISON TOWNSHIP
Property Class: 101 Cash grain/general farm
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:
Neighborhood:
No. Of Households: 0
TIF District:
Base AV: 0

Location Description:

Brief legal Description: S25 T14 R2E SW 160 A.
 Not intended for legal purposes

Assessments:	0	Homestead Improv	0	127,000
Homestead Land	0	Non-Homestead Improv	48,200	0
Non-Homestead Land	0	Commercial Apt Improv	0	0
Commerical Apt Land	0	Long Term Care Improv	240400	0
Long Term Care Land	0	Mobile Home Land	40,800	0
Agricultural Land	0	Non-res Improv	456,400	0
Non-res Land	0	Total Assessed:	456,400	456,400
		Net Assessed:	456,400	456,400

Surplus Payment: 0.00 **Over Payment:** 0.00
Advance Payment: 0.00

Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
MADISON TOWNSHIP	1st Installment Tax	2,153.56	0.00
	2nd Installment Tax	2,153.56	0.00
		4,307.12	0.00

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
	0	

TAX STATEMENT, MAINTENANCE SHEET - Part of Tract 5

Detach and return coupon with 1st Installment payment

2017 - Morgan County - 1st Installment

Printed: 6/8/2017

Deeded Owner: Landers Farms Inc

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 21.10

Location Address: N Mann Rd
Camby IN 46113

Delinquent after: **May 10, 2017**
Property Taxes Due: \$188.27
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$188.27

1st INSTALLMENT - A

STATE PARCEL NUMBER: 55-02-25-400-001.000-015



40055201616299596351

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Pay On Or Before
May 10, 2017 **\$0.00**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

0000552016162995963501000000000000

Detach and return coupon with 2nd Installment payment

2017 - Morgan County - 2nd Installment

Printed: 6/8/2017

Deeded Owner: Landers Farms Inc

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 21.10

Location Address: N Mann Rd
Camby IN 46113

Delinquent after: **November 13, 2017**
Property Taxes Due: \$188.27
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 55-02-25-400-001.000-015



40055201616299596352

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Pay On Or Before
November 13, 2017 **\$188.27**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

00005520161629959635020000000188270

LEGAL DESCRIPTION: S25 T14 R2E PT NW SE 21.10 A.

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: Landers Farms Inc

PROPERTY NUMBER 55-02-25-400-001.000-015

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.

For Questions Concerning Tax Amounts, Please call the County Treasurer's office at 765-342-1048

Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.

Pay by phone: 1-877-690-3729 Jurisdiction Code 2405. Pay online: enoticesonline.com/index.php/mor

Phone/online payments subject to processing fee.

Payments accepted at First Merchants Bank Mooresville & Morgantown - must have tax bill

NO STILL DUE NOTICES WILL BE SENT SHOWING ANY UNPAID TAX OR PENALTY

To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon. To ensure prompt posting of your tax payment, please detach and return the payment coupon with your check.

Thank you for your cooperation

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.

TAX STATEMENT, MAINTENANCE SHEET - Part of Tract 5

Real Property Maintenance Report
(INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

June 8, 2017
10:59 AM

Morgan

2016 Pay 2017

Owner: Landers Farms Inc
Owner Party: Landers Farms Inc
Address: 35 Conomo Point Rd Essex, MA 01929 USA
Location Address: N Mann Rd Camby, IN 46113
Property Number: 55-02-25-400-001.000-015
Property Type: Real
Map Number: 055-02-25-400-001-000
Tax Set: 015-MADISON TOWNSHIP
Property Class: 100 Ag - Vacant lot
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:
Neighborhood:
No. Of Households: 0
TIF District:
Base AV: 0
Base Res AV: 0
Incremental AV: 0
Tax Rate: 01.3245
PTRC All AV: 28.7494
PTRC 1% AV: 04.3257
PTRC 2% AV: 00.0000
PTRC 3% AV: 00.0000
PTRC Residential AV: 00.0000
Under Appeal Value: 0
PTRC Homestead AV: 00.0000
PTRC Rental AV: 00.0000
CB Homestead: 01.0000
CB Res LTC Ag: 02.0000
CB Non HS and Pers: 03.0000
CB Over 65: 102.0000

Location Description:

Brief legal Description: S25 T14 R2E PT NW SE 21.10 A.

Not intended for legal purposes

Assessments:	0	Homestead Improv	0	NonHomestead Improv	0	Commercial Apt Improv	0	Long Term Care Improv	0	Mobile Home Land	39900	Non-res Improv	0	Total Assessed:	39,900	Net Assessed:	39,900
Homestead Land	0	Homestead Improv	0	NonHomestead Improv	0	Commercial Apt Improv	0	Long Term Care Improv	0	Mobile Home Land	39900	Non-res Improv	0	Total Assessed:	39,900	Net Assessed:	39,900

Surplus Payment: 0.00
Advance Payment: 0.00
Over Payment: 0.00

Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
MADISON TOWNSHIP	1st Installment Tax	188.27	0.00
	2nd Installment Tax	188.27	188.27
		376.54	188.27

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
	0	

TAX STATEMENT, MAINTENANCE SHEET - Part of Tracts 2 & 5

Detach and return coupon with 1st Installment payment

2017 - Morgan County - 1st Installment

Printed: 6/8/2017

Deeded Owner: Landers Farms Inc

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 40.00

Location Address: N Cox Rd
Camby IN 46113

1st INSTALLMENT - A

STATE PARCEL NUMBER: 55-02-26-200-002.000-015



00055201601683932901

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Delinquent after:

May 10, 2017

Property Taxes Due: \$344.45

Other Charges (See Table 4) \$0.00

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

LESS PAYMENTS: \$344.45

Pay On Or Before
May 10, 2017 **\$0.00**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

0000552016016839329001000000000000

Detach and return coupon with 2nd installment payment

2017 - Morgan County - 2nd Installment

Printed: 6/8/2017

Deeded Owner: Landers Farms Inc

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 40.00

Location Address: N Cox Rd
Camby IN 46113

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 55-02-26-200-002.000-015



00055201601683932902

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Delinquent after:

November 13, 2017

Property Taxes Due: \$344.45

Other Charges (See Table 4) \$0.00

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

LESS PAYMENTS: \$0.00

Pay On Or Before
November 13, 2017 **\$344.45**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

00005520160168393290020000000344459

LEGAL DESCRIPTION: S26 T14 R2E E 1/2 E 1/2 NE 40 A.

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: Landers Farms Inc

PROPERTY NUMBER 55-02-26-200-002.000-015

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Phone/online payments subject to processing fee.

Payments accepted at First Merchants Bank Mooresville & Morgantown - must have tax bill

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TAX STATEMENT, MAINTENANCE SHEET - Part of Tracts 2 & 5

June 8, 2017
10:59 AM

Real PM. Report
Page 1 of 1

Real Property Maintenance Report
(INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

Morgan

2016 Pay 2017

Owner: Landers Farms Inc
Owner Party: Landers Farms Inc
Address: 35 Conomo Point Rd Essex, MA 01929 USA

Property Number: 55-02-26-200-002.000-015
Property Type: Real
Map Number: 055-02-26-200-002-000
Tax Set: 015-MADISON TOWNSHIP

Location Address: N Cox Rd Camby, IN 46113
QQSec: QSec: 26 Sec: 26 Township: 14
Range: 2E Acres: 40 Block: Plat:
Sub Sec: Lot: Sub Lot: Sub Division:

Property Class: 100 Ag - Vacant lot
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:

Location Description:

Brief legal Description: S26 T14 R2E E 1/2 E 1/2 NE 40 A.
 Not intended for legal purposes

No. Of Households: 0
TIF District:
Base AV: 0
Base Res AV: 0 **Under Appeal Value:**
Incremental AV: 0

Assessments:			
Homestead Land	0	Homestead Improv	0
NonHomestead Land	0	NonHomestead Improv	0
Commerical Apt Land	0	Commercial Apt Improv	0
Long Term Care Land	0	Long Term Care Improv	0
Agricultural Land	73000	Mobile Home Land	0
Non-res Land	0	Non-res Improv	0
		Total Assessed:	73,000
		Net Assessed:	73,000

Tax Rate: 01.3245 **PTRC Homestead AV:** 00.0000
PTRC All AV: 28.7494 **PTRC Rental AV:** 00.0000
PTRC 1% AV: 04.3257 **CB Homestead:** 01.0000
PTRC 2% AV: 00.0000 **CB Res LTC Ag:** 02.0000
PTRC 3% AV: 00.0000 **CB Non HS and Pers:** 03.0000
PTRC Residential AV: 00.0000 **CB Over 65:** 102.0000

Surplus Payment: 0.00 **Over Payment:** 0.00
Advance Payment: 0.00

Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
MADISON TOWNSHIP	1st Installment Tax	344.45	0.00
	2nd Installment Tax	344.45	344.45
		688.90	344.45

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
		0

TAX STATEMENT, MAINTENANCE SHEET - Part of Tract 4

Detach and return coupon with 1st Installment payment

2017 - Morgan County - 1st Installment

Printed: 6/8/2017

Deeded Owner: Landers Farms Inc

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 40.00

Location Address: N Cox Rd
Camby IN 46113

1st INSTALLMENT - A

STATE PARCEL NUMBER: 55-02-26-400-003.000-015



00055201610523625091

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Delinquent after:

May 10, 2017

Property Taxes Due: \$339.74
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$339.74

Pay On Or Before \$0.00
May 10, 2017

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

0000552016105236250901000000000009

Detach and return coupon with 2nd Installment payment

2017 - Morgan County - 2nd Installment

Printed: 6/8/2017

Deeded Owner: Landers Farms Inc

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 40.00

Location Address: N Cox Rd
Camby IN 46113

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 55-02-26-400-003.000-015



00055201610523625092

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Delinquent after:

November 13, 2017

Property Taxes Due: \$339.74
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$339.74

Pay On Or Before \$0.00
November 13, 2017

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

0000552016105236250902000000000007

LEGAL DESCRIPTION: S26 T14 R2E E 1/2 E 1/2 SE 40 A.

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: Landers Farms Inc

PROPERTY NUMBER 55-02-26-400-003.000-015

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TAX STATEMENT, MAINTENANCE SHEET - Part of Tract 4

June 8, 2017
10:59 AM

Real Property Maintenance Report (INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

Real PM. Report
Page 1 of 1

Morgan

2016 Pay 2017

Owner: Landers Farms Inc
Owner Party: Landers Farms Inc
Address: 35 Conomo Point Rd Essex, MA 01929 USA
Location Address: N Cox Rd Camby, IN 46113
Property Number: 55-02-26-400-003.000-015
Property Type: Real
Map Number: 055-02-26-400-003-000
Tax Set: 015-MADISON TOWNSHIP
Property Class: 100 Ag - Vacant lot
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:
Neighborhood:
No. Of Households: 0
TIF District:
Base AV: 0
Base Res AV: 0
Incremental AV: 0
Tax Rate: 01.3245
PTRC All AV: 28.7494
PTRC 1% AV: 04.3257
PTRC 2% AV: 00.0000
PTRC 3% AV: 00.0000
PTRC Residential AV: 00.0000
Under Appeal Value: 0
PTRC Homestead AV: 00.0000
PTRC Rental AV: 00.0000
CB Homestead: 01.0000
CB Res LTC Ag: 02.0000
CB Non HS and Pers: 03.0000
CB Over 65: 102.0000

Location Description:

Brief legal Description: S26 T14 R2E E 1/2 E 1/2 SE 40 A.
 Not intended for legal purposes

Assessments:	0	Homestead Improv	0	Homestead Land	0	NonHomestead Land	0	Commercial Apt Land	0	Long Term Care Land	0	Agricultural Land	72000	Mobile Home Land	0	Non-res Improv	0	Total Assessed:	72,000	Net Assessed:	72,000
Homestead Land	0	Homestead Improv	0	NonHomestead Land	0	Commercial Apt Land	0	Long Term Care Land	0	Agricultural Land	72000	Mobile Home Land	0	Non-res Improv	0	Total Assessed:	72,000	Net Assessed:	72,000		

Surplus Payment: 0.00
Advance Payment: 0.00
Over Payment: 0.00

Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
MADISON TOWNSHIP	1st Installment Tax	339.74	0.00
	2nd Installment Tax	339.74	0.00
		679.48	0.00

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
	0	0

TAX STATEMENT, MAINTENANCE SHEET - Tract 9

Detach and return coupon with 1st Installment payment

2017 - Morgan County - 1st Installment

Printed: 6/8/2017

Deeded Owner: Landers Farms Inc

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 10.00

Location Address: N Mann Rd
Camby IN 46113

1st INSTALLMENT - A

STATE PARCEL NUMBER: 55-02-36-200-001.000-015



**00055201609631230511*

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Delinquent after: **May 10, 2017**
Property Taxes Due: \$73.61
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$73.61

Pay On Or Before
May 10, 2017 **\$0.00**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

00005520160963123051010000000000008

Detach and return coupon with 2nd Installment payment

2017 - Morgan County - 2nd Installment

Printed: 6/8/2017

Deeded Owner: Landers Farms Inc

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2016 PAY 2017 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2017.

Acreage: 10.00

Location Address: N Mann Rd
Camby IN 46113

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 55-02-36-200-001.000-015



+00055201609631230512

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Landers Farms Inc
C/O Sally Fowler, Treasurer
35 Conomo Point Rd
Essex MA 01929

Delinquent after: **November 13, 2017**
Property Taxes Due: \$73.61
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

Pay On Or Before
November 13, 2017 **\$73.61**

Remit By Mail To: MORGAN COUNTY TREASURER
180 S MAIN ST SUITE 129
MARTINSVILLE IN 46151

00005520160963123051020000000073615

LEGAL DESCRIPTION: S36 T14 R2E PT NW & NE 10.00 A.

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: Landers Farms Inc

PROPERTY NUMBER 55-02-36-200-001.000-015

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TAX STATEMENT, MAINTENANCE SHEET - Tract 9

June 8, 2017
11:00 AM

Real PM. Report
Page 1 of 1

Real Property Maintenance Report (INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

Morgan
2016 Pay 2017

Owner: Landers Farms Inc
Owner Party: Landers Farms Inc
Address: 35 Conomo Point Rd Essex, MA 01929 USA

Property Number: 55-02-36-200-001.000-015
Property Type: Real
Map Number: 055-02-36-200-001-000
Tax Set: 015-MADISON TOWNSHIP

Location Address: N Mann Rd Camby, IN 46113
QQSec: QSec: 36 Township: 14
Range: 2E Acres: 10 Block: Plat:
Sub Sec: Lot: Sub Lot: Sub Division:

Property Class: 100 Ag - Vacant lot
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:

Location Description:

Brief legal Description: S36 T14 R2E PT NW & NE 10.00 A.
 Not intended for legal purposes

No. Of Households: 0
TIF District:
Base AV: 0
Base Res AV: 0 Under Appeal Value:
Incremental AV: 0

Assessments:			
Homestead Land	0	Homestead Improv	0
NonHomestead Land	0	NonHomestead Improv	0
Commerical Apt Land	0	Commercial Apt Improv	0
Long Term Care Land	0	Long Term Care Improv	0
Agricultural Land	15600	Mobile Home Land	0
Non-res Land	0	Non-res Improv	0
		Total Assessed:	15,600
		Net Assessed:	15,600

Tax Rate: 01.3245 PTRC Homestead AV: 00.0000
PTRC All AV: 28.7494 PTRCRental AV: 00.0000
PTRC 1% AV: 04.3257 CB Homestead: 01.0000
PTRC 2% AV: 00.0000 CB Res LTC Ag: 02.0000
PTRC 3% AV: 00.0000 CB Non HS and Pers: 03.0000
PTRC Residential AV: 00.0000 CB Over 65: 102.0000

Surplus Payment: 0.00 Over Payment: 0.00
Advance Payment: 0.00

Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
MADISON TOWNSHIP	1st Installment Tax	73.61	0.00
	2nd Installment Tax	73.61	73.61
		147.22	73.61

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
	0	0



TITLE COMMITMENT

Policy or Policies issued pursuant to this commitment are underwritten by:

First American Title Insurance Company

SCHEDULE A

Commitment No.: 782828
2540

Revised July 17, 2017 Date Printed: July 17, 2017

1. Effective Date:

June 06, 2017, as to Parcel 1, and

June 14, 2017, as to Parcels 2, 3, 4, 5, 6 and 7. @ 8:00 AM

2. Policy or Policies to be issued:

(a) ALTA Owners Policy (6-17-06)

Policy Amount

\$1,000.00

Proposed Insured:

TBD

Policy or Policies to be issued:

(b) ALTA Loan Policy (6-17-06)

Policy Amount

\$0.00

Proposed Insured:

TBD, its successors and/or assigns as their interests may appear as defined in the Conditions of this policy.

3. The Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

Landers Farms, Inc., an Indiana corporation

4. The land referred to in this Commitment, situated in the County of Marion and Morgan, State of Indiana, is described as follows:

(SEE EXHIBIT A LEGAL DESCRIPTION)

THIS COMMITMENT OR FORECLOSURE GUARANTEE COMMITMENT IS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OR ITS POLICY ISSUING AGENT SOLELY FOR THE ISSUANCE OF A POLICY OR POLICIES OF TITLE INSURANCE OF FIRST AMERICAN TITLE INSURANCE COMPANY. THIS COMMITMENT IS NOT AN ABSTRACT OR AN OPINION OF TITLE. LIABILITY UNDER THIS COMMITMENT IS DEFINED BY AND LIMITED TO THE TERMS AND CONDITIONS OF THIS COMMITMENT AND THE TITLE INSURANCE POLICY TO BE ISSUED. PERSONS AND ENTITIES NOT LISTED ABOVE AS PROPOSED INSURED ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSE.

The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured. 6003 West Ralston Road Indianapolis, Indiana 46113



Issued By: First American Title Insurance Company
For questions regarding this commitment contact;
(317)423-0370 or fax to (317)423-0654
251 E. Ohio Street, Suite 555, Indianapolis, IN 46204

Schedule B – Section I

Commitment No.: 782828

General Requirements

The following requirements must be met:

- a. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- b. Payment of the full consideration to, or for the account of, the grantors or mortgagors should be made.
- c. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- d. Pay us the premiums, fees and charges for the policy.
- e. You must tell us in writing the name of anyone not referred to in this Commitment who will receive an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions.
- f. Submit completed Owner's Estoppel/Affidavit/ALTA Statement on the form provided by this company and signed by or on behalf of all owners.
- g. You must file a Disclosure of Sales Information form prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording. The filing fee is based on the county and number of tax parcels.
- h. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
- i. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
- j. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
The affirmation statement must appear after the point of the Prepared By statement at the conclusion of the document, or be an additional page, if necessary.
- k. By virtue of I.C. 27-7-3.6, the Title Insurance Enforcement Fund Fee (TIEFF) of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closings occurring on or after July 1, 2006. (When using a Settlement Statement, the fee should be designated in the 1100 series.)

Specific Requirements

The following requirements must be met:

1. Submit to the Company a Resolution by the Board of Directors or Shareholders of Landers Farms, Inc., authorizing the sale and directing the proper officers to execute the deed on behalf of the Corporation.
2. Submit to the Company documentary evidence issued by the appropriate office in its state of domicile that Landers Farms, Inc. is a duly registered legal entity in good standing.
3. The zoning/subdivision ordinance(s) of Morgan County may require a formal platting process for subdividing the land into parcels or lots for development and conveyance. Proper governmental approvals consistent with these ordinances must be completed prior to a deed being accepted for recording and transfer of ownership. We require submission of documents evidencing compliance

with the zoning/subdivision ordinance(s) prior to closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of the same.

End of Schedule B - Section I

Schedule B - Section II

General Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

- a. Rights or claims of parties in possession not shown by the public records.
- b. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- c. Easements, or claims of easements, not shown by the public records.
- d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown on the public records.
- e. Taxes or special assessments which are not shown as existing liens by the public records.

Specific Exceptions:

1. Effective July 1st, 2009, in accordance with Indiana Code 27-7-3.7, all funds in connection with an escrow transaction we are closing must meet the following requirements:
 - a) Funds from a single party to the transaction in the aggregate amount \$10,000.00 or more must be received in the form of a wire transfer unconditionally and irrevocably credited to our account prior to disbursement. Automated Clearing House (ACH) transactions will not be acceptable.
 - b) Funds from a single party to the transaction in the aggregate amount of less than \$10,000.00 must be received by wire transfer, certified check or cashiers check. Automated Clearing House (ACH) transactions will not be acceptable.
2. Beginning January 1, 2010, the closing agent is required to report to the Indiana Department of Insurance the names and license numbers of certain real estate professionals participating in each residential real estate transaction. The information must be provided to the closing agent on or before the date of closing. See Indiana Code 6-1.1-12-43(e) and 27-7-3-15.5.
3. Real estate taxes assessed for the year 2016 are a lien and are due in two installments payable May 10 and November 10, 2017
Assessed in the name of: Landers Farms, Inc.
Parcel No.: 2001470 / 49-13-24-103-001.000-200, as to Parcel 1 (Auction Tract 1)
Taxing Unit and Code: Decatur / 200
Land: \$167,300.00
Improvements: \$0.00

Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00

May installment of \$1,904.62
Status: Paid
November installment of \$1,904.62
Status: Not Paid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.
4. Real estate taxes assessed for the year 2016 are a lien and are due in two installments payable May 10 and November 10, 2017

Assessed in the name of: Landers Farms, Inc.
Parcel No.: 055-02-26-200-002-000/ 55-02-26-200-002.000-015, as to Parcel 2 (Part of Auction Tracts 2 and 4)
Taxing Unit and Code: Madison Township / 015
Land: \$73,000.00
Improvements: \$0.00

Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00

May installment of \$344.45
Status: Paid
November installment of \$344.45
Status: Not Paid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

5. Real estate taxes assessed for the year 2016 are a lien and are due in two installments payable May 10 and November 10, 2017

Assessed in the name of: Landers Farms, Inc.
Parcel No.: 055-02-25-100-001-000 / 55-02-25-100-001.000-015, as to Parcel 3 (Part of Auction Tracts 2, 3 and 4)
Taxing Unit and Code: Madison Township / 015
Land: \$145,400.00
Improvements: \$0.00

Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00

May installment of \$686.08
Status: Paid
November installment of \$686.08
Status: Not Paid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

6. Real estate taxes assessed for the year 2016 are a lien and are due in two installments payable May 10 and November 10, 2017

Assessed in the name of: Landers Farms, Inc.
Parcel No.: 055-02-25-200-001-000 / 55-02-25-200-001.000-015, as to Parcel 4 (Part of Auction Tracts 2, 3, 5, 6 and 7)
Taxing Unit and Code: Madison Township / 015
Land: \$332,200.00
Improvements: \$72,200.00

Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00

May installment of \$1,908.19
Status: Paid

November installment of \$1,908.19
Status: Not Paid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

7. Real estate taxes assessed for the year 2016 are a lien and are due in two installments payable May 10 and November 10, 2017
Assessed in the name of: Landers Farms, Inc.
Parcel No.: 055-02-25-400-001-000 / 55-02-25-400-001.000-015, as to Parcel 5 (Part of Auction Tract 5)
Taxing Unit and Code: Madison Township / 015
Land: \$39,900.00
Improvements: \$0.00

Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00

May installment of \$188.27
Status: Paid
November installment of \$188.27
Status: Not Paid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

8. Real estate taxes assessed for the year 2016 are a lien and are due in two installments payable May 10 and November 10, 2017
Assessed in the name of: Landers Farms, Inc.
Parcel No.: 055-02-26-400-003-000 / 55-02-26-400-003.000-015, as to part of Parcel 6 (Part of Auction Tract 4)
Taxing Unit and Code: Madison Township / 015
Land: \$72,000.00
Improvements: \$0.00

Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00

May installment of \$339.74
Status: Paid
November installment of \$339.74
Status: Paid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

9. Real estate taxes assessed for the year 2016 are a lien and are due in two installments payable May 10 and November 10, 2017
Assessed in the name of: Landers Farms, Inc.
Parcel No.: 055-02-25-300-001-000 / 55-02-25-300-001.000-015, as to remainder of Parcel 6 (Part of Auction Tracts 4, 5 and 8)

Taxing Unit and Code: Madison Township / 015
Land: \$288,600.00
Improvements: \$167,800.00

Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00

May installment of \$2,153.56
Status: Paid
November installment of \$2,153.56
Status: Paid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

10. Real estate taxes assessed for the year 2016 are a lien and are due in two installments payable May 10 and November 10, 2017
Assessed in the name of: Landers Farms, Inc.
Parcel No.: 055-02-36-200-001-000 / 55-02-36-200-001.000-015, as to Parcel 7 (Auction Tract 9)
Taxing Unit and Code: Madison Township / 015
Land: \$15,600.00
Improvements: \$0.00

Homeowner's Exemptions: \$0.00
Mortgage Exemptions: \$0.00
Other Exemptions: \$0.00

May installment of \$73.61
Status: Paid
November installment of \$73.61
Status: Not Paid

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

11. Real Estate taxes assessed for the year 2017 are a lien but are not yet due and payable.
12. Grant of Right of Way to Marion County, recorded March 24, 1965, as Instrument Number 65-13312, in the Office of the Recorder of Marion County, Indiana, and the terms and conditions contained therein.

(Affects Parcel 1)
13. Grant of Right of Way to Sinclair Refining Company, recorded June 9, 1944, as Instrument Number 20860, at Book 1145, page 183, in the Office of the Recorder of Marion County, Indiana, and the terms and conditions contained therein.

(Affects Parcel 1)
14. Grant of Right of Way to Sinclair Refining Company, recorded August 9, 1944, at Book 116, page 240, in the Office of the Recorder of Morgan County, Indiana, and the terms and conditions contained therein.

Assignment of Right of Way Easement, recorded October 18, 1994, as Instrument Number 9412641, at Book 369, page 226, in the Office of the Recorder of Morgan County, Indiana, together with the terms, provisions, covenants and conditions as therein contained.

Conveyance of Agreements, recorded October 24, 1995, as Instrument Number 9512903, at Book 136, page 282, in the Office of the Recorder of Morgan County, Indiana, together with the terms, provisions, covenants and conditions as therein contained.

(Affects Parcels 2 and 3)

15. Easement in favor of: Aqua Indiana; Type of easement: sewer; Recorded: August 22, 2008; Instrument No.: 200808919. Subject to the terms and conditions thereof.

(Affects Parcels 6 and 7)

16. Easement in favor of: Consolidated City of Indianapolis, Marion County, Indiana; Type of easement: water main; Recorded: August 22, 2008; Instrument No.: 200808920. Subject to the terms and conditions thereof.

(Affects Parcels 6 and 7)

17. Easement in favor of: Marvin Burdine and Regina Burdine; Type of easement: ingress and egress; Recorded: February 20, 1992; Instrument No.: 9201902, at Book 345, page 96. Subject to the terms and conditions thereof.

(Affects Parcels 6 and 7)

18. Easement in favor of: Garrett Dorsett and Hazel Dorsett; Type of easement: ingress and egress ; Recorded: January 10, 1990; Instrument No.: 9000216, at Book 329, page 187. Subject to the terms and conditions thereof.

(Affects Parcels 6 and 7)

19. Terms, agreements and provisions contained in reservation of easements disclosed in Special (Limited) Warranty Deed, recorded August 22, 2008, as Instrument Number 200808921, in the Office of the Recorder of Morgan County, Indiana, relating to access, water line and sewer easements as created, limited and defined therein, together with the covenants and conditions as therein contained.

(Affects Parcel 7)

20. Rights of lower and upper riparian owners to the free and unobstructed flow of the unnamed Creek.
21. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
22. Mineral or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
23. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.

24. Any reference to acreage in the legal description is for description purposes only and is not an assurance of the quantity of land.
25. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.
26. Right of way for drains, tiles, feeders and laterals.
27. Subject to judgment search versus the Proposed Insured.
28. Any claim that the land described herein may not constitute a lawfully created parcel according to the zoning/subdivision ordinance(s) of Morgan County, as amended and/or modified.

End of Schedule B - Section II

**EXHIBIT A
LEGAL DESCRIPTION**

File No.: 782828

The land referred to in this Commitment, situated in the County of Marion, State of Indiana, is described as follows:

PARCEL 1: (Auction Tract 1) (Marion)

The West Half of the Southwest Quarter of Section 24, Township 14 North, Range 2 East, Marion County, Indiana, containing 80 acres, more or less.

Property Address: 6003 West Ralston Road, Indianapolis, Indiana
Tax Id. No.: 2001470 / 49-13-24-103-001.000-200

PARCEL 2: (Part of Auction Tracts 2 and 4)

The East Half of the East Half of the Northeast Quarter of Section 26, Township 14 North, Range 2 East, Morgan County, Indiana, containing 40 acres, more or less.

Property Address: North Cox Road, Camby, Indiana
Tax Id. No.: 055-02-26-200-002-000 / 55-02-26-200-002.000-015

PARCEL 3: (Part of Auction Tracts 2, 3 and 4)

The West Half of the Northwest Quarter of Section 25, Township 14 North, Range 2 East, Morgan County, Indiana, containing 80 acres, more or less.

Property Address: North Cox Road, Camby, Indiana
Tax Id. No.: 055-02-25-100-001-000 / 55-02-25-100-001.000-015

PARCEL 4: (Part of Auction Tracts 2, 3, 5, 6 and 7)

The East Half of the Northwest Quarter and part of the Northeast Quarter of Section 25, Township 14 North, Range 2 East of the Second Principal Meridian, Morgan County, Indiana, described as follows:

Beginning at the center of said Section 25, Township 14 North Range 2 East; thence Easterly on the South line of the Northeast Quarter of Section 25, a distance of 1036.2 feet to the centerline of a County Road; thence deflect 66 degrees 52 minutes left and run Northeasterly in the center of said road a distance of 871.3 feet; thence deflect 18 degrees 37 minutes right and run Northeasterly in the center of said road a distance 1126.6 feet; thence deflect 36 degrees 50 minutes left and run Northeasterly in the center of said road a distance of 1024.9 feet to the North line of said Northeast Quarter, which is the line between Morgan County and Marion County; run thence Westerly on the North line of said Northeast Quarter a distance of 2110.0 feet to the North Half mile corner of Section 25; continue thence Westerly on the North line of the East Half of the Northwest Quarter of Section 25, a distance of 1350.7 feet to the Northwest corner of said East Half; run thence Southerly on the West line of said East Half a distance of 2650.7 feet to the South line of said Northwest Quarter; run thence Easterly on the South line of said Northwest Quarter a distance of 1350.7 feet to the place of beginning.

Property Address: North Cox Road, Camby, Indiana
Tax Id. No.: 055-02-25-200-001-000 / 55-02-25-200-001.000-015

PARCEL 5: (Part of Auction Tract 5)

Part of the Northwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 2 East, Morgan County, Indiana, described as follows:

Beginning at a point located at the Northwest corner of the Southeast Quarter of said Section 25; thence South 18.65 chains to a point on the center line of the public highway; thence North 72 degrees 30 minutes East along said center line, 8.71 chains; thence North 51 degrees East, one chain; thence North 36 degrees 15 minutes East, 1.84 chains; thence North 22 degrees East, 15.34 chains to a point on the North line of the Southeast Quarter of said Section 25;

thence West along said line 15.70 chains to the place of beginning; containing 21 acres, more or less.

Property Address: North Mann Road, Camby, Indiana
Tax Id. No.: 055-02-25-400-001-000 / 55-02-25-400-001.000-015

PARCEL 6: (Part of Auction Tracts 4, 5 and 8)

The Southwest Quarter of Section 25, Township 14 North, Range 2 East, Morgan County, Indiana, containing 160 acres, more or less.

AND:

The East Half of the East Half of the Southeast Quarter of Section 26, Township 14 North, Range 2 East, Morgan County, Indiana, containing 40 acres, more or less.

EXCEPTING THEREFROM:

A part of the Southwest Quarter of Section 25 and a part of The East Half of the East Half of the Southeast Quarter of Section 26, Township 14 North, Range 2 East, of the Second Principal Meridian, Madison Township, Morgan County, Indiana, described as follows:

BEGINNING at the Southeast corner of said East Half East Half Quarter Section; thence South 89 degrees 20 minutes 53 seconds West (Basis of bearings are State Plane Coordinates, IN East) along the South line of said East Half East Half Quarter Section 627.00 feet; thence North 00 degrees 03 minutes 05 seconds West 2236.00 feet; thence North 79 degrees 08 minutes 47 seconds East 98.51 feet; thence North 43 degrees 22 minutes 51 seconds East 225.95 feet; thence North 73 degrees 09 minutes 39 seconds East 151.25 feet; thence South 72 degrees 01 minutes 24 seconds East 177.28 feet; thence South 45 degrees 04 minutes 09 seconds East 282.79 feet; thence South 82 degrees 42 minutes 56 seconds East 1215.45 feet; thence South 21 degrees 23 minutes 22 seconds East 316.42 feet; thence South 79 degrees 32 minutes 46 seconds East 1248.02 feet to the East line of said Southwest Quarter Section; thence South 00 degrees 19 minutes 10 seconds West 37.84 feet to a point in the approximate centerline of Mann Road; thence the next five (5) courses being along said approximate centerline of Mann Road;
(1) South 72 degrees 21 minutes 30 seconds West 444.15 feet to a point of Curvature of a curve concave Southeasterly with a Radius Point that bears South 17 degrees 38 minutes 30 seconds East 250.00 feet;
(2) Southwesterly along said curve through a Central Angle of 39 degrees 20 minutes 51 seconds, a distance of 171.69 feet to a point of Tangency;
(3) South 33 degrees 00 minutes 39 seconds West 670.48 feet to a point of Curvature of a curve Easterly with a Radius Point that bears South 56 degrees 59 minutes 21 seconds East 250.00 feet;
(4) Southerly along said curve through a Central Angle of 31 degrees 50 minutes 45 seconds, a distance of 138.95 feet to a point of Tangency;
(5) South 01 degrees 11 minutes 41 seconds West 519.72 feet to the South line of said Southwest Quarter Section; thence South 88 degrees 42 minutes 54 seconds West along said South line 1711.58 feet to the Point of Beginning, containing 123.92 acres, more or less.

Property Addresses:
North Cox Road, Camby, Indiana
North Mann Road, Camby, Indiana

Tax Id. No.:
055-02-26-400-003-000 / 55-02-26-400-003.000-015
055-02-25-300-001-000 / 55-02-25-300-001.000-015

PARCEL 7: (Auction Tract 9)

Part of the Northwest Quarter and part of the West Half of the Northeast Quarter of Section 36, Township 14 North, Range 2 East, Morgan County, Indiana, described as follows, to-wit:

Beginning at a point 25.56 chains (1687 feet) North of the Southeast corner of the West Half of the Northeast Quarter of said Section and running thence West 28.39 chains (1873.7 feet); thence South 9.96 chains (657.6 feet); thence West 16.81 chains (1110 feet) to the center of a public highway; thence deflect right 107 degrees 30 minutes and run Northeasterly with the highway for 7.12 chains (470 feet); thence deflect right 12 degrees 30 minutes and continue

Northeasterly with the highway for 15 chains (990 feet); thence deflect left 26 degrees 30 minutes and continue Northerly with the highway for 5 chains (330 feet) to the North line of the Section; thence East along the said North line of the section for 35.15 chains (2320 feet) to the Northeast corner of the West Half of the Northeast Quarter of said Section; thence South 14.54 chains (959.6 feet) to the place of beginning, containing 69.0 acres, more or less.

EXCEPTING THEREFROM:

Part of the Northwest Quarter and part of the West Half of the Northeast Quarter of Section 36, Township 14 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at the Southeast corner of said West Half, said point being marked by a stone; thence North 00 degrees 38 minutes 54 seconds East (assumed bearing) along the East line of said Half Quarter Section a distance of 1717.54 feet to a five eighths (5/8) inch rebar with aluminum cap stamped "Amer Cons Engr", said point being the Southeast corner of a tract of land described in Deed Book 268, Page 142 in the Office of the Recorder in Morgan County, Indiana, which lies 959.60 feet South of the Northeast corner of West Half (the following 4 courses are along the South and East lines of said tract of land);

(1) thence South 87 degrees 58 minutes 44 seconds West along the South line of said tract of land a distance of 453.92 feet to a five eighths (5/8) inch rebar with aluminum cap stamped "Amer Cons Engr" and the Point of Beginning;

(2) thence continuing South 87 degrees 58 minutes 44 seconds West a distance of 1419.78 feet to a five eighths (5/8) inch rebar with aluminum cap stamped "Amer Cons Engr";

(3) thence South 02 degrees 04 minutes 28 seconds West a distance of 657.40 feet to a stone;

(4) thence South 88 degrees 15 minutes 24 seconds West a distance of 1038.18 feet to a Mag nail set on the centerline of Mann Road (the following 5 courses are along said centerline);

(1) thence North 19 degrees 28 minutes 01 seconds East a distance of 370.98 feet to a point, being marked by a Mag nail, on a tangent curve to the right having a radius of 2000.00 feet, the radius point of which bears South 70 degrees 31 minutes 59 seconds East;

(2) thence Northeasterly along said curve an arc distance of 413.72 feet to a point, being marked by a Mag nail, which lies North 58 degrees 40 minutes 52 seconds West from said radius point;

(3) thence North 31 degrees 19 minutes 08 seconds East a distance of 501.64 feet to a point, being marked by a Mag nail, on a tangent curve to the left, having a radius of 500.00 feet, the radius point of which bears North 58 degrees 40 minutes 52 seconds West;

(4) thence Northerly along said curve an arc distance of 250.58 feet to a point, being marked by a Mag nail, said point lying South 87 degrees 23 minutes 44 seconds East from said radius point;

(5) thence North 02 degrees 36 minutes 16 seconds East a distance of 265.15 feet to a Mag nail on the North line of said Northwest Quarter; thence North 88 degrees 48 minutes 34 seconds East along said line a distance of 965.84 feet to a stone at the Northeast corner of said Northwest Quarter; thence North 88 degrees 15 minutes 15 seconds East along the North line of said West Half of the Northeast Quarter a distance of 880.19 feet to a five eighths (5/8) inch rebar with aluminum cap stamped "Amer Cons Engr"; thence South 00 degrees 38 minutes 54 seconds West parallel with the East line of said West Half a distance of 961.78 feet to the Point of Beginning, containing 57.65 acres, more or less.

Together with non-exclusive easements for access and water line as created, limited and defined in reservations contained in Special (Limited) Warranty Deed, recorded August 22, 2008, as Instrument Number 200808921, in the Office of the Recorder of Morgan County, Indiana.

Property Address: North Mann Road, Camby, Indiana

Tax Id. No.: 055-02-36-200-001-000 / 55-02-36-200-001.000-015

Commitment for Title Insurance

FIRST AMERICAN TITLE INSURANCE COMPANY.

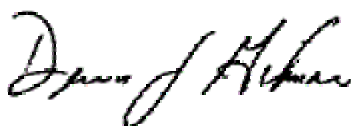
First American Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

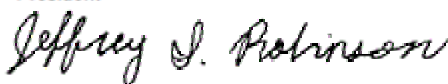
All liability and obligation under this Commitment shall cease and terminate six (6) months after the effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

CONDITIONS:

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim of other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

Issued by: **First American Title Insurance Company**

251 E. Ohio Street, Suite 555

Indianapolis, Indiana 46204

Ph: (317)423-0370 or Fax to: (317)423-0654



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



First American

Prepared for:

Site Strategies Advisory, LLC
54 Monument Circle, Suite 801
Indianapolis , IN 46204
Abbe Hohmann

TBD

Your Reference:

Property Address: 6003 West Ralston Road, Indianapolis, IN 46113

Buyer: TBD

Seller: Landers Farms, Inc.

When making inquiries, please reference File No: 782828

Closing inquiries should be directed to: First American Title Insurance Company, (317)423-0370

We are available to close at any of our convenient branch locations or at a location by request.

		Phone:	Fax:
Downtown	251 East Ohio Street, Suite 200, Indianapolis 46204	317-684-7556	317-684-7550
Avon	10100 East US Highway 36, Suite D, Avon 46123	317-271-5656	317-271-5673
Carmel	11711 N. Meridian Street, Suite 160, Carmel 46032	317-816-9988	317-816-0963
Columbus	1015 Third Street, Suite B, Columbus 47201	812-314-7726	812-314-7745
Commercial	251 E. Ohio Street, Suite 555, Indianapolis 46204	317-423-0370	317-423-0654
Greenfield	1481 Jason Road, Greenfield 46140	317-462-6835	317-462-7144
Greenwood	373 Meridian Parke Lane, Suite D-1, Greenwood 46142	317-881-7200	317-881-7284
North	8365 Keystone Crossing, Suite 102, Indianapolis 46240	317-259-1200	317-259-7425

Email Lender Packages To: in.closingdocs@firstam.com



PHOTOS





























Site Strategies Advisory, LLC

54 Monument Circle, Suite 801, Indianapolis, IN 46204

317-237-2271

in conjunction with



SCHRADER REAL ESTATE & AUCTION COMPANY, INC.

P.O. Box 508, 950 N. Liberty Drive, Columbia City, IN 46725

260-244-7606 • 800-451-2709

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